

RESIDENZA PARON

in Comune di San Michele al Tagliamento (VE), Italia
località Bibione, Via Orione ang. Corso del Sole e Viale delle Costellazioni
Foglio 50, Mappali 252 e 357

Permesso di costruire: provvedimento unico ai sensi dell'art. 7 del
D.P.R. 160/2010. SUAP ID 01503780270-20112025-1442.
Protocollo: REP_PROV_VE/VE-SUPRO/0366638 del 29/06/2026
rilasciato da Comune di San Michele al Tagliamento (VE), Italia

SUMMARY TECHNICAL DESCRIPTION OF WORKS AND MATERIALS



NEW CONSTRUCTION OF A RESIDENTIAL, TOURIST AND COMMERCIAL COMPLEX

The development is located in Italy, in the Municipality of San Michele al Tagliamento (Ve), locality Bibione, at the corner of Via Orione, Corso del Sole and Viale delle Costellazioni.

Current cadastral identification of the intervention area: sheet 50, parcels 252 and 357.

TERRITORIAL FRAMEWORK AND URBAN CONTEXT

The development area occupies a position of exceptional strategic importance within the urban fabric of Bibione (VE).

It is located at the corner of Corso del Sole, the main access road, and Viale delle Costellazioni. This position gives the site outstanding visibility and a key role in defining the entrance to the commercial and tourist centre of the resort.

The development is distinguished by the adoption of cutting-edge technological and design solutions aimed at achieving excellence in energy-environmental performance as well as in comfort and quality of life for future residents. The primary objective of the project is the construction of a Nearly Zero-Energy Building (nZEB), corresponding to Energy Class A4, the highest standard provided for by national regulations. This entails an extremely low energy demand for heating and cooling, covered to a significant extent by on-site renewable sources. Occupant well-being is a cornerstone of the project, pursued through solutions designed to ensure acoustic, thermo-hygrometric and management comfort via specific construction packages: partitions between apartments built with double-frame dry-wall systems; floor slabs fitted with a screed on a resilient acoustic underlay to reduce impact noise; certified installation of high-performance thermal and acoustic windows and doors.

Each residential unit will be completely autonomous and independent from the others, except for shared common areas. In particular, the heating, cooling and domestic hot water systems will be independent.

APARTMENT LAYOUT

The residential units are configured as three-room apartments. The internal spaces are organised with an open-plan living area (comprising living room, dining area and kitchen), a hallway separating the sleeping area, which accommodates two bedrooms and two bathrooms. Each apartment benefits from one or more covered terraces and/or loggias, directly accessible from the interior spaces. The penthouse apartment is further enhanced by a large exclusive solarium terrace. Each property includes a private parking space located in the underground garage forming part of this project or within the underground garage at Piazza Keplero.

LOAD-BEARING STRUCTURES

The load-bearing structures will consist of a reinforced concrete frame with shear walls and columns, and monolithic floor slabs, forming an anti-seismic structure in compliance with the new Technical Standards for Construction.

The basement is accessible by a vehicle ramp from Via Orione with herringbone surface marking (north side).

Parking spaces will be marked with floor markings and a smooth concrete finish. Perimeter retaining walls against the ground will be built in concrete with suitable additives to ensure waterproofing. Bentonite joints are provided between the raft slab and perimeter walls, and break joints for crack control on the basement perimeter walls. The project includes underpinning works with FDP 420 piles.

PERIMETER WALLS

The vertical infill walls will be built in brick with a thickness of 20/25/30 cm.

The thickness and characteristics of the external infill wall package will in any case comply with all applicable regulations on acoustic and thermal insulation, and will also allow the apartments to be certified at Energy Class A4.

At the base of the perimeter brick wall, a layer of bituminous elastic damp-proof course will be installed to prevent rising damp.

INTERNAL PARTITION WALLS

Internal partitions are constructed as described below:

- basement rooms and partitions in lightweight aggregate (leca) blocks 20 cm thick;
- technical enclosures on external terraces: 12 cm brick, 'bimattone' type;
- internal partitions within individual apartments and/or commercial units: dry-wall plasterboard system with an overall thickness of 12.50 cm, double board on each side with internal rock wool insulation. Water-repellent boards for wet rooms, wall finish Q3 quality ready for subsequent painting.

INTERNAL COUNTER-WALLS

Counter-walls along external perimeter walls in dry-wall plasterboard system with an overall thickness of 7.50 cm, double board with internal rock wool insulation. Water-repellent boards for wet rooms. Single or double board cladding at load-bearing columns, bonded to the concrete support. Counter-wall finish Q3 quality ready for subsequent painting.

PLASTERBOARD SUSPENDED CEILINGS

Horizontal suspended ceiling in dry-wall plasterboard system, variable overall thickness with single board: Q3 quality finish ready for subsequent painting.

PARTITION WALLS BETWEEN APARTMENTS AND COMMON CIRCULATION AREAS

Partition wall with a minimum overall thickness of 250 mm, built using a dry construction system consisting of double metal framing with a triple board layer (2 external + 1 internal) per side. The two frames are separated by at least 10-20 mm to break the acoustic bridge. A double layer of Isover Arena glass wool panels 70+70 mm thick is inserted in the cavity, suitable for enhanced thermal and acoustic performance.

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SCREED SYSTEM AND INTERNAL FLOOR FINISHES

The internal spaces of individual apartments include the following build-up:

- Layer of lightweight concrete (type 'foacem') to cover service pipes;
- Impact sound insulation in centrifuged rubber latex with point-contact surface of high elasticity, Index Fonostop or equivalent;
- Sand-cement screed, minimum thickness 4/5 cm, isolated at the perimeter with polyethylene strip;
- Porcelain stoneware floor tiles, Marazzi Mystone Tivoli, 75x75 cm format, thickness 9/10 mm.

APARTMENT TERRACE BUILD-UP

- XPS insulation 5 cm, dry-laid;
- Cement screed for falls;
- Waterproofing with double elastoplastomeric polymer-bitumen membrane, 4 mm, applied by torch fusion, suitable for floating floor finishes;
- Installation of 'Mexican' type drainage outlets to ensure stormwater run-off;
- Floating floor finish, 2 cm thick, 60x60 cm format, Marazzi Mystone Tivoli 20 collection (extra Thick series), on adjustable polypropylene pedestals, slip resistance R11 and C.

SOLARIUM TERRACE BUILD-UP

- Vapour barrier;
- Insulation with double cross layer, 8 cm stiferite GT + 8 cm (minimum thickness), with falls in XPS, mechanically fixed;
- Waterproofing with double elastoplastomeric polymer-bitumen membrane, 4 mm, applied by torch fusion, suitable for floating floor finishes;
- Installation of 'Mexican' type drainage outlets to ensure stormwater run-off;
- Floating floor finish, 2 cm thick, 60x60 cm format, Marazzi Mystone Tivoli 20 collection (extra Thick series), on adjustable polypropylene pedestals, slip resistance R11 and C.

ROOF BUILD-UP

- Vapour barrier;
- Insulation with double cross layer, 8 cm stiferite GT + 8 cm (minimum thickness), with falls in XPS, mechanically fixed;
- Waterproofing with double elastoplastomeric polymer-bitumen membrane, 4 mm, applied by torch fusion: second layer B-roof, root-resistant;
- Installation of 'Mexican' type drainage outlets to ensure stormwater run-off;
- Geotextile and protective gravel ballast, minimum thickness 5/7 cm.

BATHROOM WATERPROOFING

Waterproofing of shower floors and walls with a liquid membrane based on synthetic resins in aqueous dispersion, type Mapelastic or equivalent, with fibreglass mesh interlay and Mapeband tape at horizontal-vertical joints and corners.

BATHROOM WALL TILES

- Wall tiles in porcelain stoneware, Marazzi Room Wall series, 30x90 cm format, thickness 6 mm, satin resin/cement effect.

THERMAL INSULATION

- commercial unit floor: XPS insulation panel, 100 mm;
- arcade ceiling of commercial units: rock wool, 50 mm;
- vertical insulation: external thermal insulation system 14 cm with expanded polystyrene (EPS) boards;
- insulation of apartment terrace ceilings: external thermal insulation system 5 cm with EPS boards.

FINISHES AND PLASTERWORK

- Finish on arcade ceilings of commercial units and terraces, external verticals: skim coat with fibreglass mesh and additional reinforcement at opening corners, PVC corner beads, Sikkens synthetic or siloxane textured coating (intonachino), minimum grain size 1.00 mm.
- Internal plastering of common areas (stairs, entrance hall, internal columns of commercial units): pre-mixed lime-gypsum or lime-cement mortar plaster, substrate preparation and aluminium corner beads;
- External plastering of arcade columns with pre-mixed lime-cement mortar, substrate preparation and stainless steel corner beads.

PAINTS AND COATINGS

- Paint for basement walls and concrete ceilings, applied in a single covering coat with specific substrate preparation.
- Internal apartment paints on plasterboard: SIKKENS Alpha Tex Acryl (white) – high-coverage, breathable, preceded by primer. Applied as per technical data sheet.
- Internal paints for entrance, common areas and bathrooms: SIKKENS Alpha Alphamat SF (white) – washable, high coverage and resistance, preceded by primer. Applied as per technical data sheet.
- Ground-floor arcade columns: two coats of high-quality siloxane paint, preceded by primer.

SHEET METAL WORK

Finishing sheet metal work will be in painted aluminium, 10/10 thickness, with joints riveted and sealed.

STAIRS, ENTRANCE DOOR SURROUNDS, LIFT DOORS AND WINDOW SILLS

- Communal staircase: marble cladding, type Biancone or Botticino or other material approved by the Site Manager (D.L.), thickness 3 cm, traditional installation on a sand-cement bed;
- Surrounds of apartment entrance doors and lift doors in technical marble (high-density resin and marble dust composite), white or other colour as chosen by the D.L.
- Window sills in marble, type Biancone or Botticino or other material approved by the D.L., thickness 3 cm, prepared for flush-inside window installation and fitted with a thermal-bridge break;

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Stair cladding with grey quartzite slabs, treads and risers 3 cm thick, and matching skirting of the same material, 1 cm x 8 cm height. Surrounds of entrance doors and lift doors in Biancone marble slabs, 3 cm thick. Window sills in the same material, thickness 3 cm.

INTERNAL FLOOR AND WALL FINISHES

The floors of the living area, utility rooms and bedrooms will be laid with porcelain stoneware tiles, Marazzi Tivoli collection, 75x75 cm format.

Bathroom wall tiles will be in ceramic or porcelain stoneware, Marazzi Room Wall series, 30x90 cm format or equivalent. Tiling to a height of 120 cm is provided around sanitary fixtures and 220 cm in the shower enclosure. Floors will be bonded with Mapei adhesive or equivalent and cement grouting with a 2 mm joint, with movement joints created where necessary.

EXTERNAL GROUND-FLOOR PAVING, COMMERCIAL UNITS AND COMMON AREAS

External areas and commercial units: porcelain stoneware floor, Marazzi Group Collection: Room (Outdoor version). Effect: resin/cement. Format: 60x60 cm (optionally 75x75 cm on request of the D.L.).

Thickness: 9 mm / 10 mm (depending on current production). Slip resistance: classification R11 and C. Common area interiors: entrance hall, floor corridors and lift/stair circulation areas: porcelain stoneware flooring, Marazzi Mystone Tivoli, 60x120 cm format, slip resistance classification R10 (Group B).

SKIRTING BOARDS

-Apartment interiors: waterproof technical skirting in high-density polymer, height 50 mm, thickness 10-13 mm;

-Common areas: porcelain stoneware obtained by cutting the same floor slabs, height 80 mm, thickness 9-10 mm;

-Common stairs: matching the same stone material as the staircase, height 80 mm, thickness 10 mm.

IRONWORK

The common staircase handrails will be installed using aluminium tubes with a polished steel finish.

PARAPETS

Terrace parapets will be constructed with concrete supports of various heights, 14 cm thick. The upper part of the parapet will be made with a glass panel, 'faraone' type system, supported at the base by an extruded 'U'-section profile, with laminated safety glass composed of 2 panes of 8/10 mm joined with an obscuring PVB interlayer as directed by the D.L., polished perimeter edge grinding, certified for a horizontal thrust of 2.00 kN/m.

EXTERNAL CLADDING FINISHES

ALUMINIUM FACADE CLADDING

Facade cladding made with pre-painted PREFA aluminium planks (Prefalz or Siding-panel type), laid horizontally in alternating widths (20 cm, 30 cm and 40 cm) or uniform width of 25 cm or similar, beige colour or other shades as chosen

by the D.L., standard thickness 0.7 mm. The system is designed to be installed over a previously rendered layer of rock wool thermal insulation, via a suitable load-distribution substructure.

WPC CLADDING INSIDE LOGGIA

Cladding for external walls (interior of loggias) only on the Corso del Sole facade, made with high-quality WPC (Wood Plastic Composite) strip profiles. The system features vertical orientation, ideal for the protection and aesthetics of loggias and balconies, providing the appearance of natural wood with the durability of polymers.

ALUMINIUM BRISE-SOLEIL (FIXED SUNSHADE)

Fixed sun-shading system (Brise-Soleil) made with extruded aluminium alloy 6060 profiles. The system consists of horizontal louvres with a "Z" cross-section and a reinforced load-bearing frame, designed for the perimeter closure of terraces or balconies.

ALUMINIUM PARAPET CLADDING

Protective and aesthetic cladding for concrete parapets and spandrel panels, made of pre-painted PREFA aluminium (AlMg1 alloy per EN 1396) with P.10 finish (matt, UV-resistant and weatherproof), fixed with U-brackets or aluminium angles fastened to the concrete support by mechanical or chemical anchors. Includes a separation membrane or sliding layer to absorb thermal expansion of the metal.

GREEN ROOF: DAKU EXTENSIVE AND INTENSIVE SYSTEM

Extensive and intensive green roof system, DAKU ROOF GARDEN system or equivalent, characterised by reduced build-up depths, low weight and minimal maintenance. The system is aimed at improving the building's thermal mass and managing stormwater run-off (hydraulic invariance). Installation will be carried out by specialist personnel following the technical stages rigorously.

EXTERNAL WINDOWS AND DOORS

SLIDING ALUMINIUM WINDOWS AND DOORS

Sliding windows/doors: lift-and-slide units made with thermally broken aluminium alloy profiles, CORTIZO 4600 PLUS LIFT E SLIDE series, ideal for large openings, featuring a rational design and high thermal-acoustic performance. Frame made with extruded AW 6060 aluminium alloy profiles. The fixed frame has a depth of 180 mm, while the moving sash has a depth of 80 mm. Thermal break, safety double-glazing (e.g. 4+4.1 low-e / 15 argon / 3+3.1 safety glass), Parameter/Performance Value/Reference Standard: Thermal Transmittance $\leq 1.3 \text{ W/m}^2\text{K}$ (UNI EN ISO 10077-1), Air Permeability Class 4 (UNI EN 12207), Water Tightness Class E900 (UNI EN 12208), Wind Resistance Class C3 (UNI EN 12210), colour RAL 7030 (Stone Grey) or similar approved by the Site Management, supply and installation of thermally insulated subframe boxes with sides in high-density extruded polystyrene (XPS) or fibre-reinforced composite material, paired with an aluminium or PVC stop profile for fixing the sliding unit; the external sides of the subframe are finished in fibre cement or render-compatible material, ready to be rendered with facade plaster without risk of cracking.

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SINGLE OR DOUBLE LEAF ALUMINIUM CASEMENT WINDOWS

Supply and installation of single or double leaf casement windows/doors, made with extruded thermally broken aluminium alloy profiles, CORTIZO COR 80 INDUSTRIAL series.

The configuration includes a main turn-tilt opening leaf and a secondary leaf operated by appropriate locking systems (lever bolts or hinges on a semi-fixed leaf).

The system is designed to ensure high thermal and acoustic insulation performance, ideal for large openings thanks to the structural robustness of the profiles. Air permeability: Class 4.

Water tightness: Class E1500.

Wind load resistance: Class C5.

Glazing: the window/door will be fitted with an insulating double-glazed unit (e.g. 4/16 argon/4 low-e or laminated safety glass where required by standard UNI 7697);

Roller shutters: made of high-density insulated aluminium, colour RAL 9006 or similar, complete with lateral anti-slide caps. Accessories: galvanised roller, diameter 60/70 mm, caps, bearings and control strap complete with motorisation. Bathroom windows are fitted with frosted glass and have no roller shutter, opening in turn-tilt mode.

Provision for the future installation of insect screens is included.

INTERNAL DOORS

Internal swing and sliding doors, white smooth single-leaf model, featuring a minimal design with a flush surface and no square-edge stop (perfect rectangular block), white finish, complete with designer hardware and accessories, sizes 75x210 cm and 80x210 cm. Metal subframe for concealed sliding door, Eclisse Unico model (or equivalent for plasterboard).

SECURITY ENTRANCE DOORS

Supply and installation of a security armoured door, EI 30, certified Burglary Resistance Class 3 (UNI EN 1627), nominal dimensions 90x210 cm ensuring a clear passage width of 85 cm, fitted with a hydraulic door closer.

External face: smooth panel, finish and colour as chosen by the Site Management (e.g. wood effect, RAL lacquered or textured laminate).

Internal face: smooth panel, white colour (e.g. Snow White or White RAL 9010), to integrate with the interior aesthetics.

BUILDING MAIN ENTRANCE DOOR – VIA ORIONE

Common entrance door at ground floor level, made with extruded thermally broken high-resistance aluminium alloy profiles. Large main opening leaf (120 x 230 cm) and 2 fixed side elements (35 x 230 cm each). Laminated anti-break safety glass (e.g. 10/11 mm – air gap – 10/11 mm) complying with UNI 7697.

LOUVRED DOOR FOR TECHNICAL ENCLOSURES ON TERRACES

Supply and installation of external technical closures, made with impact-resistant, UV-resistant PVC profiles, specifically for the protection and ventilation

of technical rooms housing external heat pump units located on terraces or balconies. The system is designed to ensure correct heat exchange for the machinery and protection from weathering. Maximum dimensions: width up to 1.20 m and height up to 2.65 m, with internal structural reinforcements where necessary to ensure dimensional stability given the considerable leaf height. White colour.

FOLDING DOOR SYSTEM – COMMERCIAL UNITS

Supply and installation of a manually operated folding (bi-fold) window/door system, made with thermally broken aluminium profiles, suitable for shops and commercial activities requiring full opening of the bay. Extruded AW 6060 aluminium alloy profiles with reduced sections to maximise visibility. Opening system: book-type (folding) with hinged leaves that slide and stack laterally as per project design.

FIRE-RATED DOORS

Supply and installation of technical closures with Fire-Rated Doors mod. Progress, REI 120, consisting of leaves in insulated galvanised steel sheet, 60 mm thick, without a bottom threshold, complying with UNI 9723.

BATHROOMS FOR RESIDENTIAL UNITS

The bathrooms will be provided with the following fittings:

- washbasin in white vitrified porcelain, Globo 4ALL series, single-lever tap HansGrohe Talis series;
- wall-hung white porcelain WC, Globo model 4SLL, with soft-close seat and lid;
- wall-hung white porcelain bidet, Globo model 4SLL, single-lever tap HansGrohe Talis series;
- floor-level shower unit comprising a synthetic shower tray, Acquabella Base Slate series or equivalent of no lower performance and quality; flush-mounted single-lever shower mixer, HANSGROHE Talis Elegance series, with sliding shower bar, anti-scale showerhead;
- washing machine connection complete with 1/2" chrome hose tap and built-in trap (inside or outside the bathroom);
- installation of a floor drain complete with PVC trap;
- steel heated towel rail, DL radiators, chrome finish.

BATHROOMS FOR COMMERCIAL UNITS

- wheelchair-accessible washbasin in white vitrified porcelain, Globo Ausilia series, single-lever long-handle tap HansGrohe Talis series;
- suspended porcelain WC with seat and lid, Globo Ausilia series;
- installation of a floor drain complete with PVC trap.

DRAINAGE PIPE SYSTEM

The building will be equipped with high-density polyethylene drainage pipes reinforced with mineral fibres during the manufacturing process, GEBERIT PE-HD type, consisting of vertical riser stacks, floor connection manifolds and a horizontal collector in the basement leading to the pre-sewer inspection chamber.

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PLUMBING AND SANITARY SYSTEM

The plumbing and sanitary system is supplied complete with connection to the water mains (meter not included), with a mesh filter to remove granular impurities, and prepared for water treatment with polyphosphates on the inlet line. The system consists of cold water and hot water networks in multilayer and polypropylene pipes.

HVAC AND DOMESTIC HOT WATER SYSTEM – RESIDENTIAL UNITS

Air-conditioning and domestic hot water unit consisting of three internal units for air conditioning, one domestic hot water production unit, and one external unit, brand Haier or equivalent, comprising: wall-mounted air handling units, Expert AS20XCAHRA and Expert AS25XCAHRA series, with a direct-expansion heat exchanger in copper tube and continuous aluminium fin pack; fan unit comprising a tangential fan driven by a three-speed electric motor with thermal protection;

- One domestic hot water production unit – boiler – model AN100S2ST1FA, 100-litre capacity, complete with an enamel-treated internal coil, 1.5 kW emergency electric heating element, maximum pressure 6.0 bar, control panel dimensions L x H x D 470x1084x568 mm;
- One external unit, model 4U70S2WR1FA, heat pump type, connected to the internal units by insulated, pre-charged copper pipes with R32 refrigerant gas, housed in a galvanised steel powder-coated enclosure for weather protection.

HVAC SYSTEM – COMMERCIAL UNITS

Supply and installation of a variable refrigerant flow (VRF) heat pump air-conditioning system, Haier brand, operating with R410 refrigerant gas, comprising:

- One external module with condensing unit, model AU08NFKERA, weatherproof enclosure in galvanised steel powder-coated sheet; heat exchanger extending across two sides of the unit, consisting of internally grooved copper tubes with transverse aluminium fins, shaped to improve heat transfer efficiency and surface-coated to prevent corrosion; axial fans with horizontal discharge and intake on two sides, directly coupled electric motor with inverter speed control, blade design optimised to minimise noise emissions;
- Single-flow ceiling cassette internal units, model AB162MCERA (dim. H x W x D 253x1050x470 mm), max airflow 540 m³/h, power supply 220V-50Hz, complete with air return grille with filter, fan unit driven by a three-speed electric motor with thermal protection, control panel, washable air filter, multi-position air deflector for room air distribution, heavy-gauge galvanised steel load-bearing structure, direct-expansion heat exchanger in copper tube with continuous aluminium fin pack, remote control for switching on and adjustment.
- One wall-mounted controller.

ELECTRICAL SYSTEM

Domestic electrical system with Vimar Plana white line or equivalent.

The following installations will be provided in the housing units:

- Lighting and power distribution system;
- Forced air extraction for all bathrooms and internal storage rooms in the

apartments;

- Wall-mounted video intercom system with display;
- TV satellite, telephone and DTT distribution (multi-service): supply and installation of a building distribution box comprising 3 Fracarro COSE 2U modules, wall-mounted, for multi-service management in fibre optic format (CSOE services + CSOE distribution + ROE Operator);
- Earthing system;
- Common area lighting system with occupancy sensor on the staircases: LED lighting fixtures (LED strips) for outdoor use, premium brand, to be installed in a recessed aluminium profile (LED lighting for common areas and decorative external lighting);
- Electrically operated roller shutters;
- Open-window deactivation system;
- Building-wide broadband provision as per regulations.

SEWAGE SYSTEM

Wastewater drainage systems in synthetic material, GEBERIT type or equivalent, complete with a ventilation network as per project drawings; supply and installation of grease trap tanks, final collection chamber, non-return valve, and connection to the public sewer.

PHOTOVOLTAIC SYSTEM

-Roof-mounted photovoltaic system, mainly serving the commercial unit used as a restaurant and partly serving the building's common areas. The panels are positioned and integrated into the roof covering to minimise visual impact.

SUN AWNINGS ON PRIVATE TERRACES

On the terraces, individual owners are permitted to install vertical-drop external sun awnings, anchored to a specially designed architectural space provided on the terrace. The shading system must have the following technical and constructional characteristics:

Structure type: free-drop model without a protective top box, with an exposed winding roller. Running system: lateral guides consisting of vertical steel cables (complete with tensioners and lower fixings). Fabric material: micro-perforated technical fabric, suitable for solar shading and weather resistance. Colour: RAL 7038 (Agate Grey) for both fabric and metal supports. Reference product: Superflex di Pertegada (UD). Installation conditions: the final choice of model, materials and colour samples must be submitted for prior approval by the Site Management (D.L.) or Building Administrator before proceeding with the order and production.

SYSTEM CERTIFICATIONS AND ENERGY CLASS

All systems serving the buildings and housing units are certified in accordance with applicable regulations, including D.M. 37/2008 and subsequent amendments. The building will be accompanied by a dossier containing all the technical references of the systems and the installing companies. The building will be constructed to energy class “A4” and provided with the

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relevant certificates, drawn up in accordance with applicable national and regional regulations.

REFERENCES

Designer and Site Management: Arch. Zamarian Alessandro, studio in San Michele al Tagliamento (VE)

Structural designer: Eng. Galasso Roberto, studio in Portogruaro (VE)

Systems designer and garage fire prevention: Studio associato VB, studio in Latisana (UD)

This description aims to highlight the fundamental characteristics of the property, bearing in mind that the dimensions resulting from the project approved by the municipal authority may be subject to minor variations during the construction phase that do not affect the value of the housing units.

The brands and supplier companies mentioned in this document are cited as they indicate the characteristics of the materials selected by the construction company. During the construction phase and/or if deemed essential, the Site Manager reserves the right to make such variations or modifications to this description and the project drawings as may be considered necessary for technical, functional, aesthetic or urban planning reasons, provided that they do not entail any reduction in the technical and/or economic value of the housing units.

Any variation will be made subject to prior approval by the Site Manager and the Vendor, with reference to applicable and future building laws and regulations.

Works not covered or not sufficiently specified in this description will be carried out at the discretion of the construction company.

San Michele al Tagliamento, 08/07/2026

The client:

Cavalli S.r.l.

Corso del Sole, 102 – loc. Bibione

30028 - San Michele al Tagliamento (VE) Italy